

RECORDED

MAR 11 2022

Doc# 2022030024

**Clatsop County
Board of Commissioners
Minutes
Wednesday, January 26, 2022**

REGULAR MEETING: 6:00 PM

ROLL CALL

PRESENT

Commissioner Courtney Bangs
Commissioner John Toyooka
Commissioner Pam Wev
Vice Chair Lianne Thompson
Chair Mark Kujala

AGENDA APPROVAL

Chair Kujala noted that during the work session, the Commission discussed moving Items 11 and 13 from the Consent Calendar to the Business Agenda.

Motion made by Vice Chair Thompson, Seconded by Commissioner Toyooka to approve agenda as amended.

Voting Yea: Commissioner Toyooka, Commissioner Wev, Vice Chair Thompson, Chair Kujala

Abstain: Commissioner Bangs

PROCLAMATION

2. Cascadia Earthquake Awareness Day Proclamation (Page 54)

Tiffany Brown, Emergency Services Manager, provided a brief history of Cascadia Earthquake Awareness Day. She explained that when every citizen is prepared, it is easier for the government to respond and use resources to benefit the community.

Motion: "Approve the Resolution and Order proclaiming January 26, 2022 to be Cascadia Earthquake Awareness Day and authorize the Chair to read then sign the proclamation."

Motion made by Vice Chair Thompson, Seconded by Commissioner Bangs.

Voting Yea: Commissioner Bangs, Commissioner Toyooka, Commissioner Wev, Vice Chair Thompson, Chair Kujala

Chair Kujala read the Proclamation.

BUSINESS FROM THE PUBLIC

Nancy Chase, 3026 NE 22nd Ave., Portland, said she owned two long-term rentals in Clatsop County and one short-term rental in Cove Beach. She had studied the Arch

1 Cape ordinance and found two unique things: a seven-night minimum and no parking in
2 the right-of-way. She was concerned that all short-term rentals would need to have on-
3 site parking. She has a two-bedroom cottage with four parking spaces, but her
4 neighbors, contractors, and beach visitors often park their cars on her lawn or in the
5 right-of-way. She questioned how enforceable the ordinance would be and how Staff
6 would research who each car belonged to. As long as there was room for emergency
7 vehicles and cars to pass, the parking is not really a problem. If the road is so small that
8 there is a problem, there should be a no parking sign posted. Every part-time and full-
9 time resident parks on the street, so it is not really just a short-term rental issue. The
10 seven-night minimum would exclude a lot of families who could not afford to stay so
11 long. She has guests who have been renting from her for 20 years who can only afford
12 three or four nights. The new notification complaint tiered system needs to be
13 reconsidered so it is not used as a weapon to get rid of short-term rentals. The real
14 problem in Cove Beach is people who want an exclusive community.

15 John Meyer, 31865 Clatsop Ln., Cove Beach, stated he agreed with Ms. Chase. He
16 also had adequate parking for his guests but often, throughout Cove Beach, contractors
17 park in the swale. He encouraged more clarity about what the ordinance really meant.
18 He was also concerned about the seven-night minimum. He had many guests who
19 could only afford to come for a weekend or because their children are in school. He was
20 also concerned about the loss of the ability to transfer his permit. He and many other
21 homeowners purchased their homes recognizing that it was licensed and permitted, and
22 that reviews and inspections were required.

23 Charles Dice, 31911 Clatsop Ln. Cove Beach, said the zoning regulations for the costal
24 residential zone have always prohibited vacation homes. There may have been houses
25 used for that purpose under the radar, but they were never permitted. That changed in
26 2018 when the short-term rental ordinance was passed, and short-term rental permits
27 were issued. The Commission already has two legal letters explaining why the
28 ordinance and permits were a violation of the Code. Cove Beach is different from Arch
29 Cape for several reasons. He invited Commissioners to visit the areas to understand the
30 differences better. In 2004, Arch Cape's Design Review Board developed their own
31 short-term and vacation rental code for the community. The community participated in
32 the development of the code and that is why the County does not have problems in
33 Arch Cape. However, since 2018 in Cove Beach, 30 percent of the homes are being
34 used as short-term rentals, which has destroyed the residential neighborhood. He asked
35 the Commissioners why they were crushing the citizens in Cove Beach.

36 **CONSENT CALENDAR**

37 Items 11 and 13 moved from the Consent Calendar to the Business Agenda during
38 Agenda Approval.

39 Commissioner Bangs said she did not agree with moving Item 11 to the Business
40 Agenda because the County had not yet provided LiFEBoat Services with a public
41 notice about the discussion.

42 Commissioner Wev agreed. There were already issues with LiFEBoat Services and
43 several partners were involved. She also believed that Amy Baker should be present for
44 the discussion about the agreement with Clatsop Behavioral Health.

Chair Kujala explained that moving the items to the Business Agenda did not necessarily mean that action would be taken on them.

Vice Chair Thompson stated she wanted to discuss how the Commission acted on contracts like the ones in Items 11 and 13. She wanted to ensure that the County was getting the maximum value from the contracts. She was concerned about inappropriate delegation because the Commission has not received program reports. She wanted to discuss what kind of information these agencies should be reporting to the Commission. The Commission needs data to guide its decisions and she wanted to know what the County was getting for the taxpayer funding it was spending.

Motion made by Vice Chair Thompson, Seconded by Commissioner Toyooka as amended.

Voting Yea: Commissioner Bangs, Commissioner Toyooka, Commissioner Wev, Vice Chair Thompson, Chair Kujala

3. Board of Commissioners Meeting Minutes 12-8-21 (Page 57)
4. Adoption of FY 2022-2023 Budget Policies and Resource Management Strategy (Page 68)
5. Appointment of Budget Officer (Page 84)
6. Intergovernmental Agreement: State of Oregon (OYA) and Clatsop County, Expunction of Juvenile Records (Page 86)
7. 2021-2023 Community Corrections Biennial Plan (Page 104)
8. 2021-2023 Measure 57 Program (Page 151)
9. 2022-2023 Drug Court treatment services provider contract (Page 173)
10. 2022-2025 Mental Health Treatment Court treatment services provider contract (Page 186)
- ~~11. Clatsop County's FY2021-2022 (Year 1) American Rescue Plan Act Funding Agreement with LiFEBoat Services (Page 199)~~
12. Contract for 2021-22 Emergency Management Program Grant (EMPG) (Page 209)
- ~~13. 2022 Clatsop Behavioral Healthcare Provider Agreement (Page 233)~~

COMMISSIONER'S LIAISON REPORTS

Vice Chair Thompson reported that she recently worked with water inventory staff member Harmony Burright on how to get and use data on water usage from various points of view. She also reported that Congresswoman Bonamici had a town hall meeting, which covered the American Rescue Plan (ARPA), the infrastructure bill, and the Build Back Better Plan. The Mayor of Warrenton shared about the city's levy issues. She had discussed childcare, broadband, mental health, housing, and water inventory. People from Gearhart brought up safety and gun violence. She reported that as Co-Chair of the Association of Oregon Counties (AOC) County Solutions Advisory

1 Committee, she learned there was funding for mental health services, and she wanted
2 to find out how to get some of that funding for the County.

3 Commissioner Bangs reported that she watched the short-term rental video. She was
4 excited to move short-term rentals off her plate after spending the last year on them.
5 She also had a childcare meeting recently and believed some good decisions would be
6 made soon.

7 Commissioner Wev reported that the North Coast Watershed alliance received a grant
8 that the Commission had endorsed for them. The grant will allow their staff to work with
9 the County's geographical information system (GIS) professionals to analyze the quality
10 and quantity of freshwater resources more specifically. She also attended a webinar
11 with the AOC, State Parks, and other organizations to discuss efforts to create hiking
12 trails along the entire coast. One effort is being led by a private group funding by a
13 wealthy Portlander to create a hiking and biking trail inland of Highway 101. There is
14 also a government program being paid for by the State to connect the various parts of
15 the existing coast trail. She requested that the County Parks Department be more
16 closely involved with those efforts. The sections of trail in Clatsop County do not have
17 good signage and the Chamber of Commerce is not able to make sure there are proper
18 maps or information about how to access the trail. The State will be funding nighttime
19 hostels and camping opportunities for people along the trail to address parking
20 concerns and the County needs to be involved since the beginning of the trail is located
21 here.

22 Vice Chair Thompson responded that she had been participating in the trail meetings for
23 quite some time. She believed the Commissioners needed to coordinate so that they did
24 not miss what each Commissioner was doing.

25 Commissioner Toyooka reported that he would be speaking with Planning Commission
26 applicants. He was excited about speeding up the process of getting new members on
27 the Board so the County could move forward with the Comprehensive Plan. When the
28 Comprehensive Plan is complete, he wanted to look at the social services section of the
29 Strategic Plan. He had received a lot of emails from constituents about homelessness
30 issues and he believed the County needed to consider moving micro-home sites away
31 from public and business areas. Services and transportation should be available on site
32 as well. He reviewed federal and state data about homelessness and found that 38
33 percent of the homeless population had alcohol problems, 26 percent had alcohol and
34 drug problems and 33 percent had mental illness issues. The County was looking for
35 funding to provide services that address these issues. He wanted to work the homeless
36 issues into the Strategic Plan.

37 Chair Kujala reported that he would be attending a Columbia River Estuary Study
38 Taskforce (CREST) meeting tomorrow. He reported that he had submitted an
39 application to the Coordinated Care Organization (CCO) and was waiting to hear if the
40 application had been approved. He had received a press release from Vice Chair
41 Thompson about behavioral health funding and he believed the County should try to
42 take advantage of it. The hospital is experiencing increasing demands for behavioral
43 health and mental health.

44 **COUNTY MANAGER'S REPORT**

1 County Manager Bohn reported that ARPA funding might provide opportunities for
2 micro-housing. Micro-housing would provide needed housing quickly and on-site wrap-
3 around services. However, the challenge would be finding an appropriate site for those
4 facilities. He reported that Director McLean met with Corps to look at the levies and
5 discuss the situation with the levy districts. He will continue to update the Board as Staff
6 learn more. He reported that the County is recruiting again for a Public Health Director.
7 Public Health Staff will be making a video to show potential applicants what public
8 health is in Clatsop County.

9 **BUSINESS AGENDA**

10 11. Clatsop County's FY2021-2022 (Year 1) American Rescue Plan Act Funding 11 Agreement with LiFEBoat Services (Page 199)

12 This item was moved from the Consent Calendar to the Business Agenda during
13 Agenda Approval.

14 County Manager Bohn and Director Steele presented the Staff report on the agreement
15 with LiFEBoat Services.

16 Vice Chair Thompson said she wanted data from all community organizations about
17 how many people have been helped, how much time has been spent helping people,
18 and the value of the services provided.

19 County Manager Bohn responded that Staff would speak to LiFEBoat about the
20 requested information. The organization is a one-person operation at this time, but Staff
21 would work to get metrics. Staff would also follow up with other agencies as well.

22 Chair Kujala added that he believed the Commission would have the opportunity at
23 some to point to make sure that the issues downtown had been addressed.

24 County Manager Bohn confirmed that once the initial resources have been provided,
25 Staff would be in contact with LiFEBoat to get updated on their progress. Staff would
26 also take feedback from the community.

27 Commissioner Bangs said that if the County could provide services at a central location,
28 a lot of the concerns about homelessness would be alleviated.

29 Commissioner Wev stated she had already told the County Manager during the last
30 strategic planning session that she was disappointed. The first strategic plan included a
31 very robust section about performance measurements, and she believed that would be
32 discussed in terms of the County's delivery of services to align the budget with
33 performance measures. The weekly Staff reports indicate that Staff is not well trained at
34 understanding performance measures. A member of the Human Services Advisory
35 Group approached her a few weeks ago to request a report of pass-through of State
36 funds that the County uses to contract with Clatsop Behavioral Health (CBH). It took
37 several weeks to find the origin of CBH's funding, what portion of that was the County's
38 money and what programs that money supported. The reports provided by CBH are
39 created by social workers, not performance measurements experts. Therefore, she
40 believed the County should help the organizations it funds to become more proficient in
41 performance measurement and that help should be integrated into strategic planning.

Commissioner Toyooka said he agreed the Commission needed data. He also wanted data on local businesses that would help the Commission determine the impacts of providing services when trying to find an appropriate location for them.

Motion: "Approve the attached American Rescue Plan Act funding agreement between Clatsop County and LiFEBoat Services for a not to exceed amount of \$35,000, authorizing the County Manager to sign the Agreement."

*Motion made by Vice Chair Thompson, Seconded by Commissioner Toyooka.
Voting Yea: Commissioner Bangs, Commissioner Toyooka, Commissioner Wev,
Vice Chair Thompson, Chair Kujala*

13.2022 Clatsop Behavioral Healthcare Provider Agreement (Page 233)

This item was moved from the Consent Calendar to the Business Agenda during Agenda Approval.

Vice Chair Thompson stated she did not want to add additional work and red tape for the service providers. She wanted data on the program elements listed in the agreement, including the number of clients served and the number of hours of services provided. The Commission should look for accountability, the best value and maximum impact.

Motion: "Approve the 2022 Clatsop Behavioral Healthcare Provider Agreement between Clatsop Behavioral Healthcare and Clatsop County with a not to exceed amount of \$1,793,228.24, authorizing the County Manager to sign the Agreement and all subsequent amendments."

*Motion made by Commissioner Wev, Seconded by Commissioner Bangs.
Voting Yea: Commissioner Bangs, Commissioner Toyooka, Commissioner Wev,
Vice Chair Thompson, Chair Kujala*

14. Northwest Oregon Housing Authority (NOHA) – Board Appointment (Page 388)

Commissioner Wev presented the Staff report on NOHA and the County's appointment to the NOHA Board. She also provided background information about NOHA and the services they provide, as well as details about David Oser's qualifications and professional experience.

Motion: "Approve Resolution and Order appointing David Oser to the NOHA Board of Directors for a four-year term ending December 31, 2025."

*Motion made by Commissioner Wev, Seconded by Commissioner Bangs.
Voting Yea: Commissioner Bangs, Commissioner Toyooka, Commissioner Wev,
Vice Chair Thompson, Chair Kujala*

GOOD OF THE ORDER

Vice Chair Thompson said that during Congresswoman Bonamici's town hall, Mayor Jones had said that the City of Astoria loses \$27,000 a month providing childcare. She appreciated the work that Chair Kujala and Commissioner Bangs were doing on childcare.

- 1
- 2
- 3
- 4
- 5
- 6
- 7

Approved by,


Mark Kujala, Chair